

NO TRANSFER
TAX PAID

57-59

Warranty Deed

We, John C. Hilton and Aloha B. Hilton, of P.O. Box 567, Norridgewock, Maine 04957, in consideration of one dollar and other valuable consideration paid by John C. Hilton, of above address, and Karen L. Hilton of 6 Johnson Heights, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said John C. Hilton and Karen L. Hilton, as Joint Tenants, with Warranty Covenants, two certain lots or parcels of land in situated in Waterville, Kennebec County, Maine, bounded and described as follows:

Parcel One: A certain lot or parcel of land with the buildings and improvements thereon situated on the southerly side of Johnson Heights in ~~Waterville~~ Kennebec County, Maine, bounded and described as follows:

Lot No. 6 as shown on a Plan of Johnson Heights dated February 23, 1938, recorded in the Kennebec Registry of Deeds in Plan Book 12, Page 26A.

Parcel Two: Also another certain lot or parcel of land with any buildings or improvements thereon, situated on the southerly side of Johnson Heights and being next westerly to the above-described tract, Parcel One, in said Waterville, Kennebec County, Maine, more particularly bounded and described as follows:

Starting at the northwest corner of the above-described Lot No. 6 as shown on the aforementioned Plan; thence to the west along the southerly line of Johnson Heights ten (10) feet; thence to the south and parallel with the west line of said Lot No. 6 one hundred (100) feet; thence to the east at right angles ten (10) feet to the southwest corner of said Lot No. 6; thence to the north, along the westerly line of the above-described Lot No. 6 one hundred (100) feet to the point of beginning.

This second described lot of land is a part of Lot No. 8 as shown on said Plan.

This conveyance is subject to the following restrictions which are to run with the land, to-wit:

1. No building other than a private dwelling house for not over one family occupancy, together with private garage for use by occupants of said house shall be erected on said premises.
2. No part of any building shall be placed nearer than thirty (30) feet from the line of the street, provided, however, porticoes projected not over three (3) feet, steps and windows are to be allowed on said reserved space.
3. No double-decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than ten thousand (\$10,000) dollars.
5. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.
6. No animals of any kind shall be kept on the premises excepting, however, household pets.

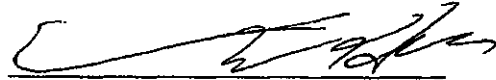
ERNEST W. HILTON, ATTORNEY/ENGINEER, 31 WESTON AVENUE, P.O. BOX 162, MADISON, ME 04950 (207) 896-3800 E-MAIL: ewhilton@verizon.net

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04/08/2008 9:44AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

7. No dwelling house shall be built on any lot having less than seventy (70) feet frontage on the street or less than 7,000 sq. feet in area except that the frontage and area of any two contiguous parcels of land owned by the same person or persons may be combined and considered as one lot for the purpose of these restrictions.

Being the premises conveyed to John C. Hilton and Aloha B. Hilton by deed of the Estate of Chester A. Baker dated Sept. 1, 1995 and recorded in the Kennebec Registry of Deeds in Book 4967, Page 190.

In Witness Whereof, We, John C. Hilton and Aloha B. Hilton, have hereunto set our hands this 2 day of April, 2008.



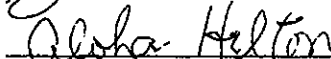
Witness



Witness



John C. Hilton



Aloha B. Hilton

State of Maine
County of Somerset ss.

April 2, 2008

Personally appeared the above named John C. Hilton and Aloha B. Hilton and acknowledged the above instrument to be their free act and deed.

Before me,



TRISH BALLARD - Notary Public

